



**CITY OF MANCHESTER  
ZONING BOARD ADJUSTMENT  
ONE CITY HALL PLAZA  
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**November 14, 2003**

**MANCHESTER, NH ZONING BOARD OF ADJUSTMENT**

**Board Decisions from the November 13, 2003 Business Meeting and Public Hearing**

**Business Meeting**

Tabled from the October 16, 2003 Public Hearing:

Case #213-ZO-03 – **48 Henriette St.** (removing prior stipulation of “elderly only”) **Denied**

Request for Rehearings:

Case #213-ZO-03 – **48 Henriette St.** (increase in number of units and parking) **Denied**

Case #223-ZO-03 – **192 Arah St.** (consolidate two lots and subdivide into three lots) **Denied**

Case #229-ZO-03 – **424 Hanover St.** (convert from business and professional office use to after school program and Day Care Center). **Granted**

**Public Hearing**

1. Case #230-ZO-03 – Kevin T. Bussiere (Owner) proposes to maintain a 10’ x 12’ addition and front and rear awnings and seeks a **variance** from Sections 11.04 (B) expansion of use, 6.07 front yard and side yard setbacks and 9.08 signs of the Z.O., as per plans submitted September 16, 2003, at **781-789 Somerville St.** - **Granted**
2. Case #231-ZO-03 – Attorney James N. Tamposi, Jr. **Appeals the Decision of the Manchester, NH Planning Board** in denying the Planned Development, PD-6-2003, as it did not satisfy the three requirements under Section 5.12 of the Manchester, NH Zoning Ordinance for the property located at **721 Mammoth Rd.**, per appeal filed on October 16, 2003. **Withdrawn 11-12-03.**

3. Case #232-ZO-03 – Kevin Cody (Owner) proposes to build a two-story addition to existing residence and seeks a **variance** from Section 6.07 front yard setback of the Z.O., as per plans submitted September 5, 2003 at **144 Revere Ave. – Granted**
4. Case #233-ZO-03 – Fabio Rodriguez (Agent) proposes to consolidate adjacent parcels in order to expand and convert commercial space into three separate spaces and seeks a **variance** from Sections 5.19 (H-4) (4) Billards Hall, 10.03 (B) number of parking spaces, 10.06 (A) parking layout, 10.07 (D) parking maneuvering, 1.02 (F) Business Parking in Residential District and 9.08 (B) signs (3 counts) of the Z.O., as per plans submitted September 22, 2003 at **334-340 Union St. – Granted with stipulations**
5. Case #234-ZO-03 – William Huguen (Owner) proposes to build a 10' x 33'-6" deck and an 8' x 20' side deck and seeks a **variance** from Section 6.07 rear yard setback of the Z.O., as per plans submitted September 3, 2003 at **44 Carver St. - Granted**
6. Case #235-ZO-03 – Attorney Richard Fradette (Agent) proposes to maintain single family dwelling on Lot #1 and on Lot #2 (subject to consolidation with Lot #1), create a buildable lot and seeks a **variance** from Section 6.07 rear yard and 10.07 (c) driveway width at Lot #1 and Section 11.03 (D) (2) (d) development of non-conforming lots for Lots #1 and #2 of the Z.O., as per plans submitted September 24, 2003 at **300 Boynton St. – Denied without Prejudice**
7. Case #236-ZO-03 – Jack Lupien (Agent) proposes to build a 16' x 39' carport and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted September 23, 2003 at **150 Stanton St. – Granted with stipulation**
8. Case #237-ZO-03 – Thomas Love (Owner) proposes to build an 18' x 22' two-stall garage and seeks a **variance** from Section 6.07 side yard setback of the Z.O., all as per plans submitted August 29, 2003 at **42 Caye Lane. - Granted**
9. Case #238-ZO-03 – Marc Henry Daneau (Owner) proposes to maintain pool and deck in side yard and seeks a **variance** from Section 8.24 (A) (2) accessory structures of the Z.O., as per plans submitted September 2, 2003 at **915 Bodwell Rd. - Granted**
10. Case #239-ZO-03 – Mary Caron Ernst (Owner) proposes to provide an exit from second level to grade with a 4' x 4' landing and stairs and seeks a **variance** from Section 6.07 side yard of the Z.O., as per plans submitted August 22, 2003, at **700 Pine St. - Granted**
11. Case #240-ZO-03 – Osey Cadran (Owner) proposes to build a farmer's porch and a first floor addition for added living space and seeks a **variance** from Section 6.07 lot coverage and floor area ratio of the Z.O., as per plans submitted September 4, 2003 at **239 Ash St. - Granted**
12. Case #241-ZO-03 – Paul Beaudet (Owner) proposes to install an 18' above ground pool  
  
and seeks a **variance** from Section 8.24 (A) (3) accessory structures of the Z.O., as per plans submitted September 10, 2003 at **139 Platts Ave. - Granted**

13. Case #242-ZO-03 – Jason Lacerte (Owner) proposes to maintain real estate office with non-conforming parking and seeks a **variance** from Section 6.08 (A) screening/buffers of the Z.O., as per plans submitted September 17, 2003 at **173 Queen City Ave. - Granted**
14. Case #243-ZO-03 – Edward Fanfunyan (Agent) proposes to add auto sales to existing auto repair and body shop and seeks a **variance** from Sections 5.10 (I) (1) motor vehicles sales of the Z.O., as per plans submitted October 17, 2003 at **1086 Candia Rd. - Denied**
15. Case #244-ZO-03 – Craig Langsderff (Agent) proposes to remove existing sign and replace with larger sign and seeks a **variance** from Section 9.09 (D) signs of the Z.O. as per plans submitted October 29, 2003 at **54-62 March Ave. - Denied**
16. Case #245-ZO-03 – Leo F. Manning, Jr. (Owner) proposes to maintain existing business in single family home and seeks a **variance** from Section 8.20 (B) (3) & (4) Home Occupation of the Z.O., as per plans submitted September 4, 2003 at **106 Chad Rd. - Denied**
17. Case #246-ZO-03 – Roland Gagnon (Agent) proposes to remove existing seasonal home and build a new single family seasonal home; also maintain existing non-conforming driveway with front yard parking and seeks a **variance** from Sections 6.07 side yard setback (2 counts), 10.09 (B) parking setbacks, 10.07 (E) parking paving and 10.06 (A) parking layout and Article 3.03 “Primary Façade “ and “Street” of the Z.O. and RSA 674:41 “Erection of Buildings” , as per plans submitted September 18, 2003 at **42 Fern Lane. - Granted**
18. Case #247-ZO-03 – Kimberly Reagan (Owner) proposes to build a 4’x 8’ elevated open deck and seeks a **variance** from Section 6.07 side and rear setbacks of the Z.O., as per plans submitted September 18, 2003 at **84-88 Harold St. - Granted**
19. Case #248-ZO-03 – Hernando Hilarion (Owner) proposes to consolidate lots; at 423 Belmont St., convert 3<sup>rd</sup> floor into a 3<sup>rd</sup> dwelling unit; at 106-108 Massabesic St., convert portion of 2<sup>nd</sup> Floor into 3<sup>rd</sup> dwelling unit and convert 3<sup>rd</sup> floor area into 4<sup>th</sup> dwelling unit; at 44 Old Falls Rd., convert 3<sup>rd</sup> floor into additional 3<sup>rd</sup> dwelling unit; maintain asingle family dwelling at 50 Old Falls Rd. also pave additional areas to provide parking and seeks a **variance** from Sections 5.10 (A) (6) (3 counts) additional dwelling units, 6.07 lot area, side setbacks and FAR, 10.03 (B) number of parking spaces, 10.09 (B) parking setbacks, 10.07 (I) (4) screening, 10.06 (A) parking layout, 10.07 (D) parking maneuvering, 10.08 (B) drive location and 10.08 (C) driveway width, 10.03 (D) accessible spaces and 10.07 (G) parking landscaping of the Z.O., as per plans submitted September 23, 2003 at **423 Belmont St., 106-108 Massabesic St., 44 Old Falls Rd. and 50 Old Falls Rd. - Denied**
20. Case #249-ZO-03 – Ben Ward (Agent) proposes to occupy space for Hertz Auto Rental and seeks a **variance** from Sections 5.10 (I) (1) auto rental and 9.09 (A) (1) signs of the Z.O., as per plans submitted October 7 & 8, 2003 at **8050 So. Willow St. - Denied**

21. Case #250-ZO-03- Norbert Breton (Owner) proposes to build a 6' x 30' farmer's porch and seeks a **variance** from Section 6.07 front and side yard setbacks of the Z.O., as per plans submitted October 17, 2003 at **35 Austin St. – Granted**
  
22. Case #251-ZO-03 – Joe Pandolfo, President proposes to erect a free-standing pole sign and seeks a **variance** from Section 9.09 (A) (1) signs of the Z.O., as per plans submitted October 6, 2003 at **283 So. Willow St. - Granted**
  
23. Case #252-ZO-03 – Donald Eaton (Agent) proposes to maintain existing building signs and install one additional building sign resulting in six signs where three are permitted and seeks a **variance** from Section 9.09 (A) (2) of the Z.O., as per plans submitted July 18, 2003, at **839 Hanover St. - Granted**
  
24. Case #253-ZO-03 – Kathleen Gosselin (Owner) proposes to build an addition to existing single family dwelling for a 16' x 26' garage and a 9' x 9' breezeway connector and seeks a **variance** from Section 6.07 front yard and side yard of the Z.O., as per plans submitted October 24, 2003 at **340 Sewall St. - Granted**

William T. Larkins, Chairman

Full text of the agenda items is on file for review in the ZBA office. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.